

Julian

Key Issues

- The Community's economy relies heavily on tourism. Therefore the recommended amount of commercial land far exceeds the demand of the local residents
- No commercial or industrial requests have been submitted to GP2020 staff in this community

Planning Group Direction

- Change all of the commercially designated land in the Wynola area to Rural Commercial
- Preserve mixed-use residential/commercial zoning within the Historic District
- Evaluate existing commercial uses located outside of the areas recommended for commercial designations while updating zoning in this community
- Change the Industrial designated area to Medium Impact Industrial

Additional Staff Analysis/ Recommendations

Staff supports all Planning Group direction and recommendations

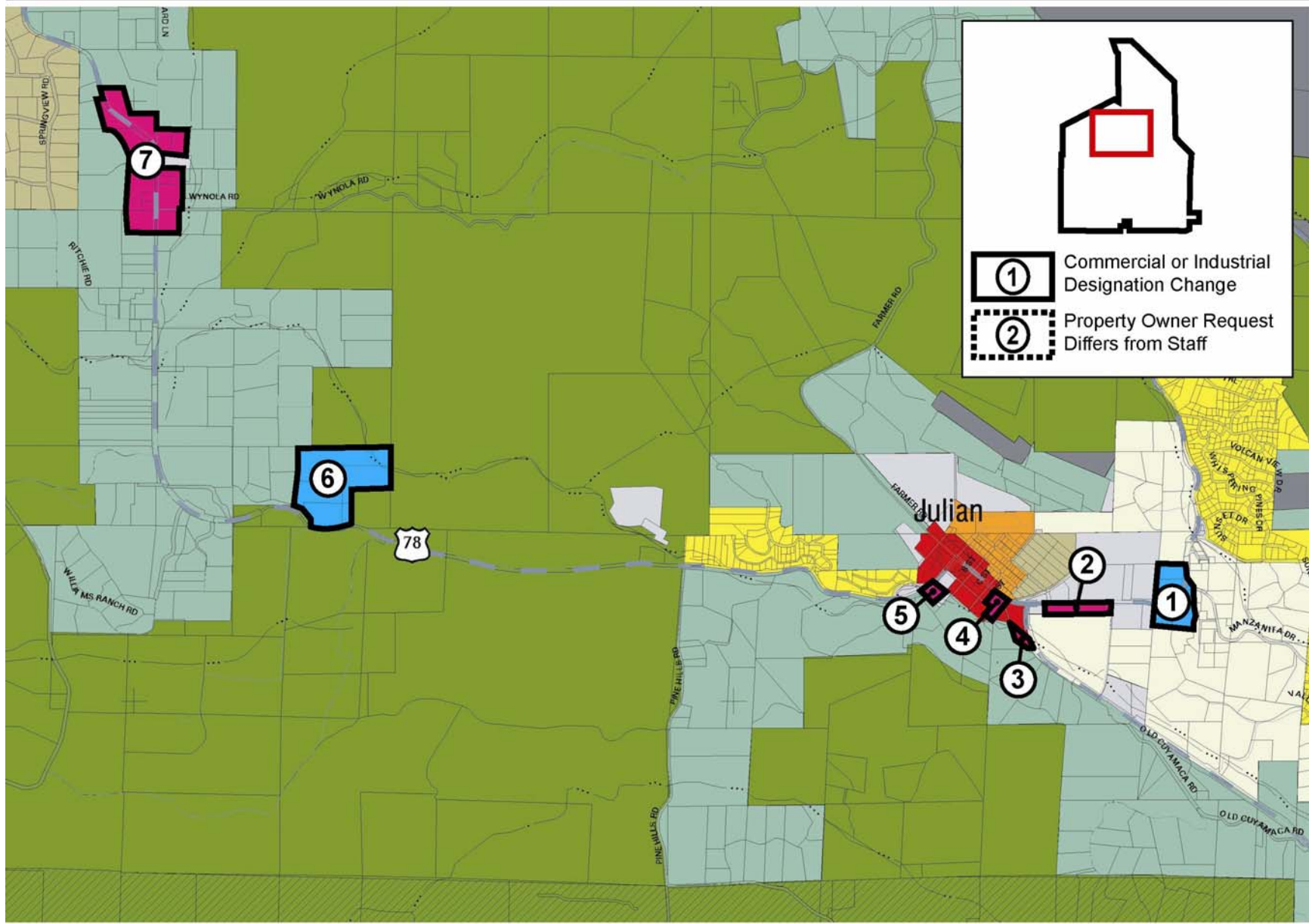
ERA Needs Analysis (all numbers in acres)

	<i>Projected Demand</i>	<i>Existing General Plan</i>	<i>Surplus/ (Deficit)</i>	<i>Proposed General Plan</i>	<i>Surplus/ (Deficit)</i>
Commercial	14	75	61	60	46
Industrial	10	47	37	52	42
Office	4	8	4	9	5

Note: All numbers are rounded to the nearest whole number

Source: Economics Research Associates, County of San Diego

Julian (portion of)



#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
1	(I-2) Medium Impact Industrial	(I-2) Medium Impact Industrial	No recommendation submitted	<p><i>Total Area:</i> Approx. 12 acres</p> <p><i>Current Use:</i> Various (includes heavy equipment storage)</p> <p><i>Existing GP:</i> (14) Service Commercial</p>	<ul style="list-style-type: none"> • Recognition of existing uses • Fronts on Hwy 78 • Within existing country town (Historic District) • Staff supports the Planning Group recommendation
2	(C-4) Rural Commercial	(C-4) Rural Commercial	No recommendation submitted	<p><i>Total Area:</i> Approx. 4 acres</p> <p><i>Current Use:</i> Various (commercial, orchard and undeveloped)</p> <p><i>Existing GP:</i> (18) Multiple Rural Use</p>	<ul style="list-style-type: none"> • Compatibility with community character and surrounding land uses • Adjacent to other commercial • Recognition of existing uses • Fronts on Hwy 78 • Within existing country town (Historic District) • Staff supports the Planning Group recommendation
3	(C-4) Rural Commercial	(C-4) Rural Commercial	No recommendation submitted	<p><i>Total Area:</i> 1.1 acres</p> <p><i>Current Use:</i> Commercial</p> <p><i>Existing GP:</i> (18) Multiple Rural Use</p>	<ul style="list-style-type: none"> • Compatibility with community character and surrounding land uses • Adjacent to other commercial • Recognition of existing uses • Fronts on Hwy 79 • Within existing country town (Historic District) • Staff supports the Planning Group recommendation

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
4	(C-4) Rural Commercial	(C-4) Rural Commercial	No recommendation submitted	<p><i>Total Area:</i> Approx. 1.6 acres</p> <p><i>Current Use:</i> Various (includes service station)</p> <p><i>Existing GP:</i> (14) Service Commercial</p>	<ul style="list-style-type: none"> • Compatibility with community character and surrounding land uses • Adjacent to other commercial • Recognition of existing uses • Fronts on Hwy 78 • Within existing country town (Historic District) • Staff supports the Planning Group recommendation
5	(C-4) Rural Commercial	(C-4) Rural Commercial	No recommendation submitted	<p><i>Total Area:</i> Approx. 1.8 acres</p> <p><i>Current Use:</i> Various (includes veterinary and restaurant)</p> <p><i>Existing GP:</i> (14) Service Commercial</p>	<ul style="list-style-type: none"> • Compatibility with community character and Compatibility with surrounding land uses • Adjacent to other commercial • Recognition of existing uses • Fronts on Hwy 78 • Within existing country town (Historic District) • Staff supports the Planning Group recommendation
6	(I-2) Medium Impact Industrial	(I-2) Medium Impact Industrial	No recommendation submitted	<p><i>Total Area:</i> Approx. 37 acres</p> <p><i>Current Use:</i> Various</p> <p><i>Existing GP:</i> (16) General Industrial (19) Intensive Agriculture</p>	<ul style="list-style-type: none"> • Recognition of existing uses • Fronts on Hwy 78 • Visually buffered from other uses • Staff supports the Planning Group recommendation

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	Staff	CPG/CSG	Owner		
7	(C-4) Rural Commercial	(C-4) Rural Commercial	No recommendation submitted	<i>Total Area:</i> Approx. 39 acres <i>Current Use:</i> Various commercial uses and undeveloped <i>Existing GP:</i> (13) General Commercial	<ul style="list-style-type: none"> • Compatibility with community character and surrounding land uses • Recognition of existing uses • Fronts on Hwy 78 • Staff supports the Planning Group recommendation